

# WESTERN VIRGINIA REGIONAL INDUSTRIAL FACILITY AUTHORITY

## MINUTES

A meeting of the Western Virginia Regional Industrial Facility Authority Board of Directors was held on Friday, July 20, 2018 at 10:00 a.m. at the Roanoke Valley-Alleghany Regional Commission office (Top Floor Conference Room), 313 Luck Avenue, SW, Roanoke, VA.

### 1. CALL MEETING TO ORDER

Chairman Larrowe called the WVRIFA Board of Directors' Meeting to order at 10:10 a.m.

### 2. ROLL CALL

Chairman Larrowe asked Virginia Mullen to call the roll of the WVRIFA Board. Ms. Mullen reported that a quorum was present.

Board Members Present: Gary Larrowe, Botetourt County; Ken McFadyen, Botetourt County; Brent Robertson, Franklin County; Michael Burnette, Franklin County; Richard Caywood (Alternate), Roanoke County; Granger Macfarlane, City of Roanoke; and Barry Thompson, Town of Vinton.

Staff Present: Beth Doughty, WVRIFA Director, and John Hull, WVRIFA Assistant Director; Jeremy Carroll, WVRIFA Legal Counsel (Glenn Feldmann Darby and Goodlatte); Sherry Dean and Virginia Mullen, WVRIFA Administrative Staff (Roanoke Valley-Alleghany Regional Commission).

### 3. APPROVAL OF CONSENT AGENDA ITEMS

The following Consent Agenda items were distributed earlier: (A) June 15, 2018 WVRIFA Board Minutes, and (B) Financial Reports ending June 30, 2018.

#### **WVRIFA Board Action:**

Mr. Robertson moved approval of items A and B under the Consent Agenda, as distributed. The motion was seconded by Mr. Thompson and carried.

### 4. PUBLIC COMMENT PERIOD

Board Chairman Larrowe opened the public comment period. No comments were received and Chairman Larrowe closed the comment period.

#### **ADMINISTERED BY:**

Roanoke Valley-Alleghany Regional Commission  
313 Luck Avenue, SW, Roanoke, VA 24016  
[info@wvrifa.org](mailto:info@wvrifa.org) / [www.wvrifa.org](http://www.wvrifa.org)

5. **CONSIDERATION OF REQUEST TO FORM A PARTICIPATION COMMITTEE**

Mr. Michael Burnette reported that Exchange Milling Co., a producer of grain and fertilizer in Franklin County, is a major part of the agricultural community that the County is trying to preserve and help grow. After a fire destroyed the Exchange Milling Co. building three years ago, the owners of the company purchased a former manufacturing building and began to rebuild in order to expand their services. Exchange Milling envisions accepting tractor trailers with agricultural products into their facility, consolidating them and sending them back out by rail. Currently, Franklin County farmers truck their products as far as Raleigh, North Carolina. The Franklin County Board of Supervisors would like to assist the project and build community infrastructure by paying for the switch and asks the WVRIFA to be the entity that serves as a pass-through for funding. A fee for every railcar that goes across the switch will go toward repayment of the investment.

Chairman Larrowe asked about the cost of the project. Mr. Burnette replied approximately \$265,000 as estimated by Norfolk Southern.

Chairman Larrowe asked about the projected economic impact to the community and the number of farms that would be impacted. Mr. Burnette replied that the switch would be a huge help to the farmers, and he believes that at least 50 farms would participate. Mr. Burnette also noted that the Milling Co. has a drying facility for the processing of commodities.

Mr. Jeremy Carroll stated that he had brought a Resolution and Participation Agreement to the meeting for consideration. Mr. Carroll noted that the dollar amount referenced in the Participation Agreement was \$266,900, as opposed to \$265,000 as was stated earlier by Mr. Burnette and noted there is some flexibility and the amount might slightly change. Mr. Carroll added that it is stated in the agreement that WVRIFA's only obligation is to take in those funds, turn around and pay Norfolk Southern. Exchange Milling Co. is also part of the Participation Agreement and they have the obligation to pay \$142.84 per car that crosses over the siding over a 20-year period. That money would go directly to Franklin County. According to the Participation Agreement, whatever amount WVRIFA receives from Franklin County (nothing more or nothing less), WVRIFA will pay to Norfolk Southern.

Chairman Larrowe asked if the Participation Committee could be a committee of one. Ms. Doughty stated yes and noted that the WVRIFA Bylaws allow the formation of a Participation Committee of one. She also added that the legal counsels for both WVRIFA and Franklin County have discussed this matter.

**WVRIFA Board Action:**

Upon motion by Mr. Macfarlane, seconded by Mr. McFadyen and carried, a Resolution was adopted that authorized WVRIFA to enter into a Participation Agreement with Franklin County, Virginia to assist the County in making an economic incentive grant to install a railroad switch to provide rail transport for certain of the County's farmers and agricultural businesses.

Chairman Larrowe asked about the projected start date of the project. Mr. Robertson replied that they will be ready to start as soon as all the legal documents are signed and executed. Norfolk Southern had estimated they would need about 90 days to complete the project.

**6. OTHER BUSINESS**

- Ms. Doughty suggested that the September WVRIFA meeting be held at Summit View Business Park in Franklin County.
- Mr. Macfarlane stated he was concerned about the substantial difference between a 30 ft. and a 200-225 ft. buffer on Wood Haven Road property and he wanted to know if the Committee has the intention to decide what it is going to be and put it in writing. Ms. Doughty clarified that the 30 ft. number came from the standard as outlined in the Roanoke County Zoning Ordinance. Ms. Doughty stated that the buffers were never 30 ft. in the Master Plan. She further stated that in the Master Plan the buffer areas vary based on the topography and the development area, and she believes they vary from 50 to 175 ft. Mr. Hull added that currently in the Land Use Application it is stated 30 ft. or the dimension of the buffer, whichever is greater. The actual width of the buffer along Wood Haven Road varies from about 175 ft. to roughly 69-70 ft.
- Ms. Doughty reported that the Wood Haven Road Land Use Application was presented to the Roanoke County Planning Commission on July 10<sup>th</sup>. The Planning Commission approved the application and the matter will be presented to the Board of the Supervisors for consideration at their July 24<sup>th</sup> meeting.

The WVRIFA Board meeting adjourned at 10:40 a.m.

  
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W. Brent Robertson, Secretary  
WVRIFA Board of Directors

  
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Attest